

KERIOTH  
CORPORATION

THE PINNACLE REAL ESTATE EQUITY FUND



FORTITUDE DRIVES SUCCESS



The formation of this new fund is the pinnacle of what we hold most dear at Kerioth - "*Creating Special Places™*". Places of work, places to live, places to shop and places for industry that maintain an emphasis on community.

## **The Pinnacle Fund's Strategy**

### **Fund Goals**

- ~ Capital Preservation
- ~ Diversification
- ~ Distribution Income
- ~ Appreciation of Assets

### **Distributions**

- ~ The Fund's distributions will be paid quarterly based on the cash flow available for distributions generated from investments in income producing real estate.
- ~ A distribution reinvestment plan will be available.

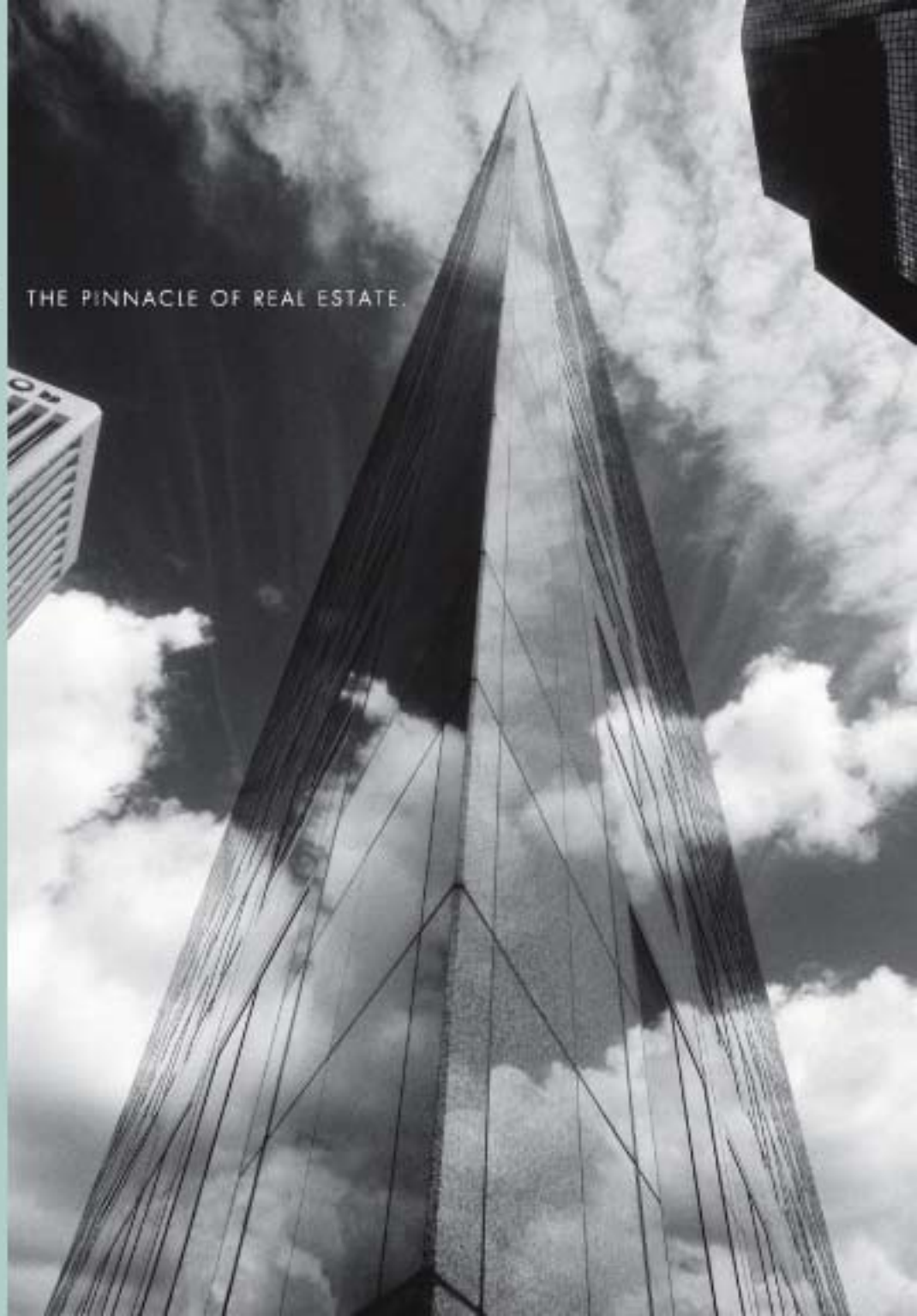
### **Fund Specifics**

- ~ A private real estate equity fund.
- ~ Initial equity will be \$250,000,000 (U.S.).
- ~ Minimum investment is \$1,000,000 (U.S.).
- ~ Interested parties must meet all requirements of an accredited investor under applicable securities laws.
- ~ The fund will have an indefinite life.

### **Limited Liquidity**

- ~ Periodic redemptions subject to annual limits and a one year holding period.

KERIOTH. THE PINNACLE OF REAL ESTATE.



## **Investment Objectives**

- ~ Preserve invested capital.
- ~ Invest in a well constructed portfolio of Class A office, retail, mixed use and industrial properties with credit or similar high quality tenants in desirable locations and business climates while providing an investment strategy that is both flexible and diversified in nature. Such investments will be made primarily in Sunbelt locations within the United States.
- ~ Pay regularly scheduled distributions.
- ~ Position the assets for an appreciation in value.
- ~ Remain a private real estate equity fund.

## **Target Investments**

- ~ The purchase and/or development of Class A office properties located in central business districts and suburban markets of large metropolitan areas.
- ~ The purchase and/or development of high quality retail properties in areas experiencing significant population and employment growth.
- ~ The purchase and/or development of visionary mixed use properties in desirable metropolitan areas.
- ~ The purchase and/or development of high quality industrial properties in areas that have significant domestic and international trade components and quality transportation infrastructure, as well as those areas around major air freight "hubs".
- ~ The Fund may invest in ground leases and other specialized real estate investments.



## **Investment Philosophy**

### ***A Conservative Investment Approach***

- ~ The Fund's investment philosophy will be guided by the principles of conservatism coupled with creative thought.
- ~ All potential investment opportunities will be analyzed and evaluated using conservative measures to predict future cash flows, which ultimately determine the value of an asset.
- ~ The Fund's Management believes that comprehensive due diligence, including physical property inspection and detailed market analysis is paramount in decision making.
- ~ The Fund will perform assessments of "unseen opportunities" while at the same time addressing potential problem scenarios in order to consistently structure a successful real estate portfolio.
- ~ The Fund will utilize conservatively leveraged, appropriately placed debt in order to maximize investor returns. Kerioth's excellent relationship with numerous prominent financial institutions makes it possible to obtain financing arrangements with superior terms.

### ***The Kerioth Pinnacle Fund will seek to purchase and/or develop assets having the following attributes:***

- ~ Preferred Location - This attribute has the greatest impact on an asset's long term income producing potential, and thus the fund will invest in the preferred sub markets of metropolitan areas.
- ~ Superior Physical Characteristics - Properties that have superior design and physical characteristics (e.g. quality construction and state of the art building management, energy efficiency and control systems).
- ~ Quality Tenants - Properties that attract and retain strong credit tenants.



AT KERIOTH,  
WE SETTLE FOR  
NOTHING LESS THAN  
PEAK PERFORMANCE.



### *Proactive Property Management*

~ Proactive property management and leasing are critical elements necessary to achieve and sustain long term returns for investors. Actively anticipating and quickly responding to tenant needs is an example of how proactive property management makes a difference in a tenant's occupancy experience.

### *Satisfied Tenants*

~ Ultimate goal - Tenants with a positive occupancy experience are more inclined to remain a tenant and thereby provide a higher tenant retention rate, which over the long term results in a better financial performance of the asset, as well as an appreciation in value.

### *Kerioth's Winning Formula:*

Preferred Location + Superior Building Characteristics + Quality Tenants

+

Proactive Property Management and Leasing

+

Satisfied Tenants

=

**Appreciation in Value, Maximized Profits and Investor Returns**



THE KERIOTH FORMULA IS  
DESIGNED TO PROTECT YOUR INVESTMENT.

## **Bringing Superior Real Estate Investment Management to Individual Investors**

- ~ Through The Keriioth Pinnacle Real Estate Equity Fund investors will have access to Keriioth Corporation's services such as Asset Management, Leasing, Consulting, Investment Services, Development, Construction Management, Property Management, Facilities Management and Acquisition/Disposition Services.
- ~ Fund Management will use the Fund's initial equity resources to invest in approximately \$1 billion of income producing real estate.
- ~ Alignment of Interest is an important business principle at Keriioth Corporation. As a result, Keriioth will maintain unit holder interest in the fund as originally established.
- ~ Fees and Expenses - the fund will pay certain fees and expenses in connection with its operations, many of which will be paid to Keriioth Corporation and its affiliated subsidiaries.

## **Competitive Advantage**

- ~ Experienced, execution oriented, visionary and intuitive management team.
- ~ Specialized non-institutional presence allows the Fund to "invest under the radar".
- ~ Comprehensive and extensive research and knowledge of the regions to be invested in.
- ~ Specialized physical property knowledge.

## **Keriioth Corporation Background**

- ~ Keriioth Corporation has more than 25 years of experience in the real estate industry.
- ~ Through the years, Keriioth has developed a systematic process of identifying, purchasing and developing quality, high performing income producing real estate.
- ~ Keriioth is composed of dedicated, highly focused and skilled professionals who possess expertise in all aspects of the real estate industry. It is this diversity within Keriioth's work force that enhances our ability to professionally provide our scope of services.



Kerioth Corporation is pleased to announce the formation of The Pinnacle Real Estate Equity Fund.

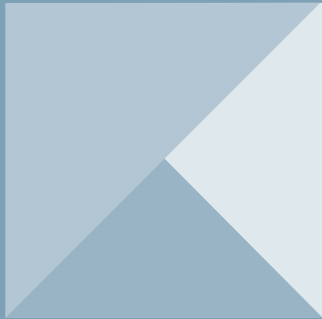
At Kerioth, we honor beliefs where character, integrity, hard work, experience, vision, unconventional wisdom and excellence are second nature. It is simply who we are.

We demand quality and economic performance and our track record in the real estate industry is proof we yield the desired results we pursue.

You have been hand chosen to receive this announcement of what we believe will prove to be one of the most outstanding new real estate equity funds.

At Kerioth, we are proud of what our dedicated team has accomplished. As CEO, I personally invite you to review our Pinnacle Real Estate Equity Fund overview.

Clinton G. Herring, Jr.  
CEO



**KERIOTH**

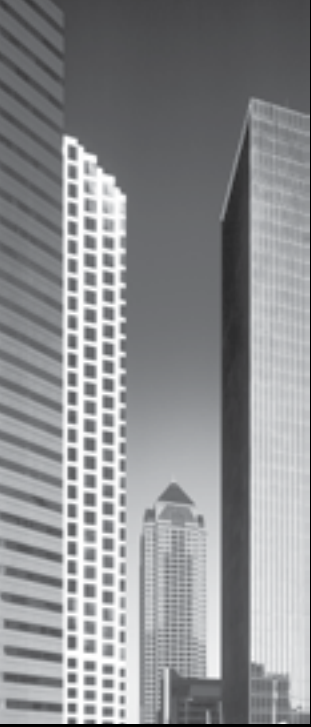
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